



PHAP18-00016

Date: May 21, 2018
Application Type: Certificate of Appropriateness
Property Owner: Randy, Linda, and Austin Trotter
Representative: Randy Trotter
Legal Description: 32 Manhattan Heights 32 & 33, City of El Paso, El Paso County, Texas
Historic District: Manhattan Heights
Location: 2733 Gold Avenue
Representative District: #2
Existing Zoning: R-3/H (Residential/Historic)
Year Built: 1915
Historic Status: Contributing
Request: Certificate of Appropriateness for painting the brick façade after-the-fact
Application Filed: 4/7/2018
45 Day Expiration: 6/14/2018

ITEM #3



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for painting the brick façade after-the-fact

STAFF RECOMMENDATION:

The Historic Preservation Office recommends DENIAL of the proposed scope of work based on the following recommendations:

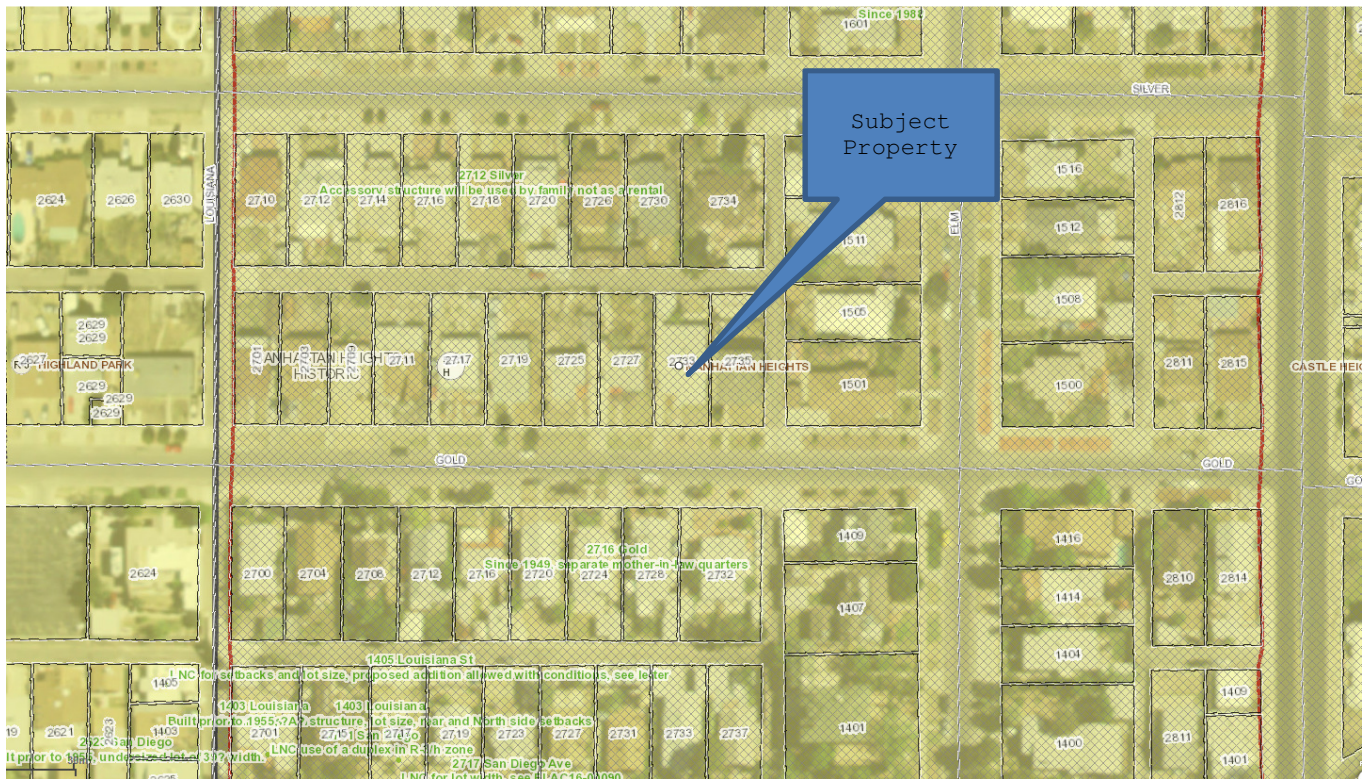
The Design Guidelines for El Paso's Historic Districts, Sites, and Properties recommend the following:

- *Painting or applying coatings such as cement or stucco to exposed masonry/stone is not appropriate because it will change the historic appearance of the masonry/stone feature, and can accelerate deterioration. Previously painted surfaces that were painted prior to designation or with a permit may remain painted.*
- *It is not appropriate to paint, stucco or spray texture brick, stone, or other historic materials.*
- *It is not appropriate to paint brick, stone, copper, bronze, concrete, or cement block surfaces that were historically unpainted.*
- *Masonry should be cleaned with the gentlest possible method available such as low pressure water with detergents and scrubbing with natural bristle brushes. Chemicals used to remove paint come in a variety of application methods from "spray on -peel off" to "paint on-wash off."*
- *High pressure washes are not recommended because porous masonry units and mortar may be damaged or washed away. Sandblasting is NEVER recommended as it will permanently damage the masonry.*

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- *Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
- *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
- *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

AERIAL MAP



PHOTOGRAPHS

